



# COMAL COUNTY

## ENGINEER'S OFFICE

### License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 09/24/2019 Permit Number: 109539

Location Description: 22157 OLD NACOGDOCHES RD  
NEW BRAUNFELS, TX 78132

Subdivision: Valentine Bennett Survey 100, Abst. 72

Unit:

Lot:

Block:

Acreage: 6.0000

Type of System: Aerobic  
Surface Irrigation

Issued to: Marcantonio Enterprises, LLC

This license is authorization for the owner to operate and maintain a private facility at the location described in accordance to the rules and regulations for on-site sewerage facilities of Comal County, Texas, and the Texas Commission on Environmental Quality.

The license grants permission to operate the facility. It does not guarantee successful operation. It is the responsibility of the owner to maintain and operate the facility in a satisfactory manner.

Alterations to this permit including, but not limited to:

- Increase in the square feet of living area
- Increase in the number of bedrooms
- A change of use (i.e. residential to commercial)
- Relocation of system components (including the relocation of spray heads)
- Installation of landscaping
- Adding new structures to the system


may require a new permit. **It is the responsibility of the owner to apply for a new permit, if applicable.**

Inspection and licensing of a facility indicates only that the facility meets certain minimum requirements. It does not impede any governmental entity in taking the proper steps to prevent or control pollution, to abate nuisance, or to protect the public health.

This license to operate is valid for an indefinite period. The holder may transfer it to a succeeding owner, provided the facility has not been remodeled and is functioning properly.

Licensing Authority

Comal County Environmental Health

  
OS0034792  
ENVIRONMENTAL HEALTH INSPECTOR

  
ENVIRONMENTAL HEALTH COORDINATOR  
OS 0025399

Final

**Comal County Environmental Health  
OSSF Inspection Sheet**

Installer Name: Swoyer OSSF Installer #: OS 26238  
 1st Inspection Date: 09-09-19 2nd Inspection Date: 09-16-19 3rd Inspection Date: 09-24-19  
 Inspector Name: B. Olvera Inspector Name: Mike T. Inspector Name: B. Olvera  
 Permit #: 109539 Address: 2257 Old Macomber Rd.

No.	Description	Amicus	Criteria	Notes	1st Insp.	2nd Insp.	3rd Insp.
1	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Site and Soil Conditions Consistent with Submitted Planning Materials	✓	285.31(a) 285.30(b)(1)(A)(iv) 285.30(b)(1)(A)(v) 285.30(b)(1)(A)(iii) 285.30(b)(1)(A)(ii) 285.30(b)(1)(A)(i)		09-09-19		9-24-19
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards	✓	285.91(10) 285.30(b)(4) 285.31(d)				
3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)	✓	285.32(a)(1)			9/16/19	
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot	✓	285.32(a)(3)				
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)	✓	285.32(a)(5)				
6	PRETREATMENT Installed (if required) TCEQ Approved List PRETREATMENT Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(G) 285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(iv) 285.32(b)(1)(F) 285.32(b)(1)(B) 285.32(b)(1)(C)(i) 285.32(b)(1)(C)(ii) 285.32(b)(1)(D) 285.32(b)(1)(E) 285.32(b)(1)(A) 285.32(b)(1)(E)(ii)(iii) 285.32(b)(1)(E)(i) 285.32(b)(1)(E)(ii)(i)				
7	PRETREATMENT Grease Interceptors If required for commercial		285.34(d)				

09-09-19 BMO  
 Tank set level & leaks operational  
 cover tank & spraylines  
 look for sch 80 sleeve

9/16/19  
 Schl. 80 tight  
 line, ready for  
 cover.

9-24-19 BMO  
 covered










**Cornal County Environmental Health  
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If Single Tank, 2 Compartments Provided with Baffle SEPTIC TANK Inlet Flowline Greater than 3" and "T" Provided on Inlet and Outlet SEPTIC TANK Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(E) 285.91(2) 285.32(b)(1)(F) 285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(iii)(ii) 285.32(b)(1)(E)(ii)(i) 285.32(b)(1)(E)(i) 285.32(b)(1)(D) 285.32(b)(1)(C)(ii) 285.32(b)(1)(C)(i) 285.32(b)(1)(B) 285.32(b)(1)(A) 285.32(b)(1)(E)(iv)				
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used.		285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)				4-24-19
10	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
11	SEPTIC TANK Secondary restraint system provided SEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
12	SEPTIC TANK Tank Volume Installed						
13	PUMP TANK Volume Installed						
14	AEROBIC TREATMENT UNIT Size Installed	✓		600	4-24-19 ✓		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	✓		Maxx Air	4-24-19 ✓		
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

**Comal County Environmental Health  
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation		285.33(c)(3)(A)-(F)				
20	DISPOSAL SYSTEM Soil Substitution		285.33(d)(4)				
21	DISPOSAL SYSTEM Pumped Effluent		285.33(a)(3) 285.33(a)(1) 285.33(a)(2)				
22	DISPOSAL SYSTEM Gravelless Pipe		285.33(a)(3) 285.33(a)(2) 285.33(a)(4) 285.33(a)(1)				
23	DISPOSAL SYSTEM Mound		285.33(a)(3) 285.33(a)(1) 285.33(a)(2) 285.33(a)(4)				
24	DISPOSAL SYSTEM Other (describe) (Approved Design)		285.33(d)(6) 285.33(c)(4)				
25	DRAINFIELD Absorptive Drainline 3" PVC or 4" PVC						
26	DRAINFIELD Area Installed						
27	DRAINFIELD Level to within 1 inch per 25 feet and within 3 inches over entire excavation		285.33(b)(1)(A)(v)				
28	DRAINFIELD Excavation Width DRAINFIELD Excavation Depth DRAINFIELD Excavation Separation DRAINFIELD Depth of Porous Media DRAINFIELD Type of Porous Media						
29	DRAINFIELD Pipe and Gravel - Geotextile Fabric In Place		285.33(b)(1)(E)				
30	DRAINFIELD Leaching Chambers DRAINFIELD Chambers - Dixon End Plates w/Splash Plate, Inspection Port & Closed End Plates in Place (per manufacturers spec.)		285.33(c)(2)				
31	LOW PRESSURE DISPOSAL SYSTEM Adequate Trench Length & Width, and Adequate Separation Distance between Trenches		285.33(d)(1)(C)(i)				

**Comal County Environmental Health  
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
	EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling EFFLUENT DISPOSAL SYSTEM Topographic Slopes < 2.0% EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field ( 1000 Linear ft. for 2 bedrooms or Less & an additional 400 ft. for each additional bedroom ) EFFLUENT DISPOSAL SYSTEM Lateral Depth of 18 inches to 3 ft. & Vertical Separation of 1ft on bottom and 2 ft. to restrictive horizon and ground water respectfully EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) & Pipe Holes ( 3/16 - 1/4" dia. Hole Size ) 5 ft. Apart		285.33(b)(3)(A) 285.33(b)(3)(A) 285.33(b)(3)(B) 285.91(13) 285.33(b)(3)(D) 285.33(b)(3)(F)				
32	AEROBIC TREATMENT UNIT Is Aerobic Unit installed According to Approved Guidelines.		285.32(c)(1)		OFF-CO-10		9-24-19
33	AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided AEROBIC TREATMENT UNIT Secondary restraint system provided AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions						
34	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.						
35	PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction PUMP TANK Sampling Port Provided in the Treated Effluent Line PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump						
36	PUMP TANK Inspection/Clean Out Port & Risers Provided PUMP TANK Secondary restraint system provided PUMP TANK Riser permanently fastened to lid or cast into tank PUMP TANK Riser cap protected against unauthorized intrusions						
37	PUMP TANK Secondary restraint system provided						
38	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried						
39							

**Comal County Environmental Health  
OSSF Inspection Sheet**

*Final*

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?	✓	285.33(d)(2)(G)(iii)(ii)285.33(d)(2)(G)(iii)(ii)285.33(d)(2)(G)(v) 285.33(d)(2)(G)(iii) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(i) 285.33(d)(2)(G)(ii) 285.33(d)(2)(G)(iii)(i)		09-646		9-24-10
41	APPLICATION AREA Low Angle Nozzles Used / Pressure is as required APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads? APPLICATION AREA The Landscape Plan is as Designed		285.33(d)(2)(G)(i) 285.33(d)(2)(A) 285.33(d)(2)(F)				
42	APPLICATION AREA Area Installed	✓			✓		
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						

## Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Swayer OSSF Installer #: OS 26238  
 1st Inspection Date: 09-09-19 2nd Inspection Date: \_\_\_\_\_ 3rd Inspection Date: \_\_\_\_\_  
 Inspector Name: B. Ollere Inspector Name: \_\_\_\_\_ Inspector Name: \_\_\_\_\_  
 Permit #: 109539 Address: 2257 Old Narrows Rd.

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
1	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Site and Soil Conditions Consistent with Submitted Planning Materials	✓	285.31(a) 285.30(b)(1)(A)(iv) 285.30(b)(1)(A)(v) 285.30(b)(1)(A)(iii) 285.30(b)(1)(A)(ii) 285.30(b)(1)(A)(i)		09-09-19		
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards	✓	285.91(10) 285.30(b)(4) 285.31(d)				
3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)	✓	285.32(a)(1)			9/16/19	
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 inch Per Foot	✓	285.32(a)(3)				
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)	✓	285.32(a)(5)				
6	PRETREATMENT Installed (if required) TCEQ Approved List PRETREATMENT Septic Tank(s) Meet Minimum Requirements	✓	285.32(b)(1)(G) 285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(iv) 285.32(b)(1)(F) 285.32(b)(1)(B) 285.32(b)(1)(C)(i) 285.32(b)(1)(C)(ii) 285.32(b)(1)(D) 285.32(b)(1)(E) 285.32(b)(1)(A) 285.32(b)(1)(E)(ii)(ii) 285.32(b)(1)(E)(i) 285.32(b)(1)(E)(ii)(i)				
7	PRETREATMENT Grease Interceptors if required for commercial	✓	285.34(d)				

09-09-19 BHO  
 Tank Set level & leaks  
 operational ✓  
 cover tank & spraylines  
 look for sch 80 sleeve

ENT-9/16/19  
 Schl. 80 tight  
 Limc. Ready For  
 Cover.

**Comal County Environmental Health  
OSSF Inspection Sheet**


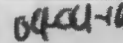








No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If Single Tank, 2 Compartments Provided with Baffle SEPTIC TANK Inlet Flowline Greater than 3" and " T " Provided on Inlet and Outlet SEPTIC TANK Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(E) 285.91(2) 285.32(b)(1)(F) 285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(ii)(H) 285.32(b)(1)(E)(ii)(I) 285.32(b)(1)(E)(i) 285.32(b)(1)(D) 285.32(b)(1)(C)(ii) 285.32(b)(1)(C)(i) 285.32(b)(1)(B) 285.32(b)(1)(A) 285.32(b)(1)(E)(iv)				
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used		285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)				
10	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
11	SEPTIC TANK Secondary restraint system provided SEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
12	SEPTIC TANK Tank Volume Installed						
13	PUMP TANK Volume Installed						
14	AEROBIC TREATMENT UNIT Size Installed	✓		600	01-09-19 ✓		
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	✓		Maxx Air	✓		
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
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**Comal County Environmental Health  
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
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22	DISPOSAL SYSTEM Gravelless Pipe		285.33(a)(3) 285.33(a)(2) 285.33(a)(4) 285.33(a)(1)				
23	DISPOSAL SYSTEM Mound		285.33(a)(3) 285.33(a)(1) 285.33(a)(2) 285.33(a)(4)				
24	DISPOSAL SYSTEM Other (describe) (Approved Design)		285.33(d)(6) 285.33(c)(4)				
25	DRAINFIELD Absorptive Drainline 3" PVC or 4" PVC						
26	DRAINFIELD Area Installed						
27	DRAINFIELD Level to within 1 inch per 25 feet and within 3 inches over entire excavation		285.33(b)(1)(A)(v)				
28	DRAINFIELD Excavation Width DRAINFIELD Excavation Depth DRAINFIELD Excavation Separation DRAINFIELD Depth of Porous Media DRAINFIELD Type of Porous Media						
29	DRAINFIELD Pipe and Gravel - Geotextile Fabric in Place		285.33(b)(1)(E)				
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32	AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.		285.32(c)(1)				
33	AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided						
34	AEROBIC TREATMENT UNIT Secondary restraint system provided AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions						
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.						
36	PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction PUMP TANK Sampling Port Provided in the Treated Effluent Line PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump						
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**Comal County Environmental Health  
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?	✓	285.33(d)(2)(G)(iii)(II)285.33(d)(2)(G)(iii)(III)285.33(d)(2)(G)(v) 285.33(d)(2)(G)(III) 285.33(d)(2)(G)(IV) 285.33(d)(2)(G)(I) 285.33(d)(2)(G)(II) 285.33(d)(2)(G)(III)(I)		09-696		
41	APPLICATION AREA Low Angle Nozzles Used / Pressure is as required APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads? APPLICATION AREA The Landscape Plan is as Designed	✓	285.33(d)(2)(G)(I) 285.33(d)(2)(A) 285.33(d)(2)(F)				
42	APPLICATION AREA Area Installed	✓			✓		
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						

## Comal County Environmental Health OSSF Inspection Sheet

Installer Name: Swayer OSSF Installer #: OS 26238

1st Inspection Date: 09-09-19 2nd Inspection Date: \_\_\_\_\_ 3rd Inspection Date: \_\_\_\_\_

Inspector Name: B. Oliver Inspector Name: \_\_\_\_\_ Inspector Name: \_\_\_\_\_

Permit#: 109539 Address: 22157 Old Macomber Rd.

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
1	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Site and Soil Conditions Consistent with Submitted Planning Materials	✓	285.31(a) 285.30(b)(1)(A)(iv) 285.30(b)(1)(A)(v) 285.30(b)(1)(A)(iii) 285.30(b)(1)(A)(ii) 285.30(b)(1)(A)(i)		09-09-19		
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards		285.91(10) 285.30(b)(4) 285.31(d)				
3	SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)		285.32(a)(1)				
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot		285.32(a)(3)				
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)	✓	285.32(a)(5)				
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7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

09-09-19 BLO

Tank Set level NO leaks  
operational ✓  
cover tank & spraylines  
look for sch 80 sleeve

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OSSF Inspection Sheet**

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15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	✓		Maxx Air	✓		
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OSSF Inspection Sheet**

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26	DRAINFIELD Area Installed						
27	DRAINFIELD Level to within 1 inch per 25 feet and within 3 inches over entire excavation		285.33(b)(1)(A)(v)				
28	DRAINFIELD Excavation Width DRAINFIELD Excavation Depth DRAINFIELD Excavation Separation DRAINFIELD Depth of Porous Media DRAINFIELD Type of Porous Media						
29	DRAINFIELD Pipe and Gravel - Geotextile Fabric in Place		285.33(b)(1)(E)				
30	DRAINFIELD Leaching Chambers DRAINFIELD Chambers - Open End Plates w/Splash Plate, Inspection Port & Closed End Plates in Place (per manufacturers spec.)		285.33(c)(2)				
31	LOW PRESSURE DISPOSAL SYSTEM Adequate Trench Length & Width, and Adequate Separation Distance between Trenches		285.33(d)(1)(C)(i)				

**Comal County Environmental Health  
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
32	EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling EFFLUENT DISPOSAL SYSTEM Topographic Slopes < 2.0% EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field ( 1000 Linear ft. for 2 bedrooms or Less & an additional 400 ft. for each additional bedroom ) EFFLUENT DISPOSAL SYSTEM Lateral Depth of 18 inches to 3 ft. & Vertical Separation of 1ft on bottom and 2 ft. to restrictive horizon and ground water respectfully EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) & Pipe Holes ( 3/16 - 1/4" dia. Hole Size ) 5 ft. Apart		285.33(b)(3)(A) 285.33(b)(3)(A) 285.33(b)(3)(B) 285.91(13) 285.33(b)(3)(D) 285.33(b)(3)(F)				
33	AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.	✓	285.32(c)(1)		OK		
34	AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided AEROBIC TREATMENT UNIT Secondary restraint system provided AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions						
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.						
36	PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction PUMP TANK Sampling Port Provided in the Treated Effluent Line PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump						
37	PUMP TANK Inspection/Clean Out Port & Risers Provided PUMP TANK Secondary restraint system provided PUMP TANK Riser permanently fastened to lid or cast into tank PUMP TANK Riser cap protected against unauthorized intrusions						
38	PUMP TANK Secondary restraint system provided						
39	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried	✓			✓		

**Comal County Environmental Health  
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?	✓	285.33(d)(2)(G)(iii)(II)285.33(d)(2)(G)(iii)(II)285.33(d)(2)(G)(v) 285.33(d)(2)(G)(iii) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(i) 285.33(d)(2)(G)(ii) 285.33(d)(2)(G)(iii)(I)		09-094		
41	APPLICATION AREA Low Angle Nozzles Used / Pressure is as required APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads? APPLICATION AREA The Landscape Plan is as Designed		285.33(d)(2)(G)(i) 285.33(d)(2)(A) 285.33(d)(2)(F)				
42	APPLICATION AREA Area Installed	✓			✓		
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						





# Comal County

OFFICE OF COMAL COUNTY ENGINEER

## **Permit of Authorization to Construct an On-Site Sewage Facility Permit Valid For One Year From Date Issued**

Permit Number: 109539  
Issued This Date: 08/14/2019  
This permit is hereby given to: Marcantonio Enterprises, LLC

To start construction of a private, on-site sewage facility located at:

22157 OLD NACOGDOCHES RD  
NEW BRAUNFELS, TX 78132

Subdivision: Valentine Bennett Survey 100, Abst. 72

Unit:

Lot:

Block:

Acreage: 6.0000

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic  
Surface Irrigation

This permit gives permission for the construction of the above referenced on-site facility to commence. Installation must be completed by an installer holding a valid registration card from the Texas Commission on Environmental Quality (TCEQ). Installation and inspection must comply with current TCEQ and Comal County requirements.

Call (830) 608-2090 to schedule inspections.

OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded

<i>items Date Received</i>	<i>initials</i>

<i>Permit Number</i>

Instructions:

Place a check mark next to all items that apply. For items that do not apply, place "N/A". This OSSF Development Application Checklist must accompany the completed application.

OSSF Permit

Completed Application for Permit for Authorization to Construct an On-Site Sewage Facility and License to Operate

Site/Soil Evaluation Completed by a Certified Site Evaluator or a Professional Engineer

Planning Materials of the OSSF as Required by the TCEQ Rules for OSSF Chapter 285. Planning Materials shall consist of a scaled design and all system specifications.

Required Permit Fee

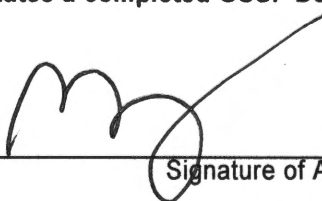
Copy of Recorded Deed

Surface Application/Aerobic Treatment System

Recorded Certification of OSSF Requiring Maintenance/Affidavit to the Public

Signed Maintenance Contract with Effective Date as Issuance of License to Operate

I affirm that I have provided all information required for my OSSF Development Application and that this application constitutes a completed OSSF Development Application.

  
 \_\_\_\_\_  
 Signature of Applicant

08/06/19  
 \_\_\_\_\_  
 Date

___ COMPLETE APPLICATION	
Check No. _____	Receipt No. _____

___ INCOMPLETE APPLICATION
(Missing Items Circled, Application Refused)

\*\*\* COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH \*\*\*

APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

Date August 3, 2019

Permit # 109539

Owner Name MARCANTONIO ENTERPRISES, LLC
Mailing Address c/o 23011 FM 306
City, State, Zip CANYON LAKE, TX 78133
Phone# 210-326-8046
Email ralph.marcantonio@gmail.com

Agent Name GREG W. JOHNSON, P.E.
Agent Address 170 HOLLOW OAK
City, State, Zip NEW BRAUNFELS, TX 78132
Phone # (830) 905-2778
Email gregjohnsonpe@yahoo.com

All correspondence should be sent to: [ ] Owner [X] Agent [ ] Both Method: [ ] Mail [X] Email

Subdivision Name Unit/Phase/Section Lot Block
Acreage/Legal VALENTINE BENNETT SURVEY NO. 100, A-72 being 6.00 acres
Street Name/Address 22157 OLD NACOGDOCHES ROAD City NEW BRAUNFELS Zip 78132

Type of Development:

[X] Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) HOUSE

Number of Bedrooms 1

Indicate Sq Ft of Living Area 900

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[ ] Non-Single Family Residential

(Planning materials must show adequate land area for doubling the required land needed for treatment units and disposal area)

Type of Facility
Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants
Restaurants, Lounges, Theaters - Indicate Number of Seats
Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds
Travel Trailer/RV Parks - Indicate Number of Spaces
Miscellaneous

Estimated Cost of Construction: \$ 125,000 (Structure Only)

Is any portion of the proposed OSSF located in the United States Army Corps of Engineers (USACE) flowage easement?

[ ] Yes [X] No (if yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

Source of Water [ ] Public [X] Private Well [ ] Rainwater Collection

Are Water Saving Devices Being Utilized Within the Residence? [X] Yes [ ] No

By signing this application, I certify that:

- The completed application and all additional information submitted does not contain any false information and does not conceal any material facts.
- Authorization is hereby given to the permitting authority and designated agents to enter upon the above described property for the purpose of site/soil evaluation and inspection of private sewage facilities.
- I also understand that a permit of authorization to construct will not be issued until the Floodplain Administrator has performed the reviews required by the Comal County Flood Damage Prevention Order.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Ralph Marcantonio

Signature of Owner

8/9/2019

Date

\*\*\* COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH \*\*\*

APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

Planning Materials & Site Evaluation as Required Completed By GREG W. JOHNSON, P.E.

System Description PROPRIETARY; AEROBIC TREATMENT AND SURFACE IRRIGATION

Size of Septic System Required Based on Planning Materials & Soil Evaluation

Tank Size(s) (Gallons) MAXX AIR M600 Absorption/Application Area (Sq Ft) 4241

Gallons Per Day (As Per TCEQ Table III) 240 DESIGN RATE

(Sites generating more than 5000 gallons per day are required to obtain a permit through TCEQ)

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Is the property located over the Edwards Recharge Zone? [ ] Yes [X] No

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(If yes, the planning materials must be completed by a Registered Sanitarian (R.S.) or Professional Engineer (P.E.))

Is there an existing TCEQ approved WPAP for the property? [ ] Yes [X] No

(if yes, the R. S. or P. E. shall certify that the OSSF design complies with all provisions of the existing WPAP.)

If there is no existing WPAP, does the proposed development activity require a TCEQ approved WPAP? [ ] Yes [ ] No

(If yes, the R.S. or P. E. shall certify that the OSSF design will comply with all provisions of the proposed WPAP. A Permit to Construct will not be issued for the proposed OSSF until the proposed WPAP has been approved by the appropriate regional office.)

Is the property located over the Edwards Contributing Zone? [X] Yes [ ] No

Is there an existing TCEQ approval CZP for the property? [ ] Yes [X] No

(if yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP)

If there is no existing CZP, does the proposed development activity require a TCEQ approved CZP? [ ] Yes [X] No

(if yes, the P.E. or R.S. shall certify that the OSSF design will comply with all provisions of the proposed CZP. A Permit to construct will not be issued for the proposed OSSF until the CZP has been approved by the appropriate regional office.)

Is this property within an incorporated city? [ ] Yes [X] No

If yes, indicate the city:



FIRM #2585

By signing this application, I certify that:

- The information provided above is true and correct to the best of my knowledge.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable

Signature of Designer (Handwritten signature)

Date August 4, 2019

AFFIDAVIT



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THE COUNTY OF COMAL  
STATE OF TEXAS

Yes

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

According to Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities (OSSF's), this document is filed in the Deed Records of Comal County, Texas.

I

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (TCEQ) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), § 5.012 and § 5.013, gives the commission primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The commission, under the authority of the TWC and the Texas Health and Safety code, requires owner's to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the commission requires a recorded affidavit. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This recorded affidavit is not a representation or warranty by the commission of the suitability of this OSSF, nor does it constitute any guarantee by the commission that the appropriate OSSF was installed.

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II

An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code §285.91(12) will be installed on the property described as (insert legal description):

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UNIT/PHASE/SECTION BLOCK LOT SUBDIVISION

IF NOT IN SUBDIVISION: 6.00 ACREAGE VALENTINE BENNETT SURVEY NO. 100, A-72 SURVEY

MARCANTONIO ENTERPRISES, LLC

The property is owned by (insert owner's full name):

This OSSF must be covered by a continuous maintenance contract for the first two years. After the initial two-year service policy, the owner of an aerobic treatment system for a single family residence shall either obtain a maintenance contract within 30 days or maintain the system personally.

Upon sale or transfer of the above-described property, the permit for the OSSF shall be transferred to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from the Comal County Engineer's Office.

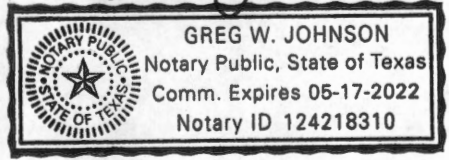
WITNESS BY HAND(S) ON THIS 2 DAY OF AUGUST, 20 19

Owner(s) signature(s)

Ralph Marcantonio - MANAGER  
Owner (s) Printed name (s)

Ralph Marcantonio SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 2 DAY OF AUGUST, 20 19

Notary Public Signature



(Notary Seal Here)

THIS A: ES ONLY

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
08/06/2019 02:02:18 PM  
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201906027213



Bobbie Koepf



PAUL SWOYER SEPTIC SUPPLY & SERVICE  
23011 FM 306  
CANYON LAKE, TX 78133

MP#0001708  
CHRISTOPHER RYAN SEIDENSTICKER

Customer: MARCANTONIO ENTERPRISES, LLC

**PROPERTY LEGAL DESCRIPTION:**

Site Address: 22157 OLD NACOGDOCHES ROAD

VALENTINE BENNETT SURVEY #100, A-72, being 6.00 ac

City/State: NEW BRAUNFELS, TX Zip: 78132

County: COMAL Permit#: \_\_\_\_\_

Phone Number: 210-326-8046

E-mail: ralph.marcanonio@gmail.com

**I. General:** This On-Site Sewage Facility Service Agreement (hereinafter referred to as "Agreement") is entered into by and between MARCANTONIO ENTERPRISES, LLC (hereinafter referred to as "Client") and PS Supply & Service (hereinafter referred to as "Contractor"). By this agreement, Contractor agrees to render services, as described herein (the "Services"), and the client agrees to fulfill his/her/their responsibilities under this agreement herein.

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**II. Effective Dates:** This agreement commences on the date of License to Operate is issued for Three (3) years.

Date of License to Operate: \_\_\_\_\_ Last Date of Service: \_\_\_\_\_

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**III. Services by Contractor:** Contractor will provide the following Services:

1. Inspect and perform routine maintenance on the On-Site Sewage Facility ("OSSF") in compliance with the code, regulations, and/or rules of the Texas Commission on Environmental Quality ("TCEQ") and county in which the OSSF is located (the "County") and the manufacturer's requirements, at a frequency of approximately once every four (4) months.
2. Report to the appropriate regulatory authority and to Client, as required by the State of Texas' on-site rules and, if required, TCEQ or County rules. All findings must be reported to the appropriate regulatory authority within 14 days.
3. Notify Client and repair any components of the OSSF that are found to be in need of repair during the inspection. If warranty, you just do it. If not, Client will be responsible. Repairs will be made so brought up to compliance and bill forward.
4. Visit site in response to Client's request for unscheduled service within two business days from the date of Contractor's actual receipt of Client's request. Unscheduled service visits are not included in the fee agreement herein and will be billed to the client in addition to fees under this Agreement.
5. Provide notification of arrival to site to the Client or to site personnel. Additionally, Contractor will leave written notification of the visit at the site or with site personnel upon completion of inspection, and forward such notice to the appropriate regulatory authority within fourteen (14) days.

**IV. Payment(s):** Client shall pay to Contractor \_\_\_\_\_, for the Services describe herein (the "Inspection and Routine Maintenance Fee"), excepting those described in Section III (4), or Section IX, herein. The Fee does not include equipment, parts or labor supplied for anything beyond routine inspection and routine maintenance. Payments for such additional services are due at the time services are provided or rendered. Payments not received within thirty (30) days from the due date will be subject the greater of a \$20.00 late penalty or 1.5% carrying charge on the original balance for each month or portion thereof a balance in past due. If for any reason such charges are found to be usurious by a court of competent jurisdiction, such charges shall be reduced to the maximum allowable by law. By signing this contract, Client authorizes Contractor to remove any parts installed, but not paid in full at the end of the thirty (30) days. Client agrees to pay for any labor cost associated with the installation and the reasonable cost of removal of said parts.

Client:

Contractor:

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**V. Client's Responsibilities:** Client is responsible for each and all of the following:

1. To maintain chlorinator and provide proper chlorine supply, if OSSF is so equipped.
2. To provide all necessary yard or lawn maintenance and removal of obstacles as needed to allow the OSSF to function properly and to allow Contractor ready access to all parts of the OSSF.
3. To maintain a current license to operate, and abide by the conditions and limitations of that license and all requirements for on-site sewage facilities from the State and local regulatory agency.
4. To maintain the OSSF in accordance with manufacturer's recommendations.
5. To immediately notify Contractor and Agency of any and all problems with, the OSSF, including failure thereof.
6. Upon receipt of any written notification of required services from Contractor, to contact Contractor and authorize the required service. If Client elects a different contractor to perform the required service, Client is responsible for ensuring the substitute contractor holds the proper license (Installer II) and is certified by the manufacturer. Additionally, Client shall be responsible for ensuring proper notification is given to the appropriate regulatory authority, as required by the State and/or local regulatory authority rules.
7. To provide Contractor with water usage records, upon request, for evaluation by Contractor of the OSSF performance.
8. To pay required sampling charges for samples collected for testing (e.g. Biological Oxygen Demand/Total Suspended Solids ("BOD/TSS")) that may be required on the OSSF.
9. To prevent backwash from water treatment or water conditioning equipment to enter the OSSF.
10. To provide, at Client's expense, for pumping of tanks as needed.
11. To maintain site drainage sufficient to prevent adverse effects on the OSSF.
12. To promptly and fully pay Contractor's bills, fees, or invoices as described herein.

**VI. Access by Contractor:** Client agrees to allow Contractor, or personnel authorized by the Contractor, to enter the property at reasonable times without prior notice for the purpose of performing the Services described herein. Such entry shall include access to the OSSF electrical and physical components, including tanks, by means of manways or risers for the purpose of evaluations required by the manufacturer, and/or regulatory authority rules. If such manways or risers are not in place, Client shall allow and be responsible for payment of required excavation, including labor and materials, necessary to allow access to the OSSF or any required components. Such excavation shall be billed at the rate of \$75.00 per hour for labor, plus materials billed at list price. Contractor shall make only those efforts reasonable under the circumstances to replace excavated soil.

**VII. Application or Transfer of Payment:** The fees paid for this agreement may transfer to any subsequent owner(s) of the property on which the OSSF is located. The subsequent owner(s) must sign a similar agreement authorizing Contractor to perform the above-described Services, and accepting Client's responsibilities. The replacement Agreement must be signed and received within 30 days of transfer of ownership. Contractor will apply all funds received from Client first to any past due obligations arising from this Agreement including late charges, return check charges, and charges for repairs or services not paid within 30 days of invoicing. The consumption of the payment in this manner may lead to termination of the agreement by Contractor

**VIII. Termination of Agreement:** This agreement may be terminated by either party with 30 days written notice. If this agreement is so terminated by Client, Contractor shall be paid at the rate of \$75.00 per hour for any worked performed or required, but not yet paid. If terminated by Contractor, all amounts outstanding shall be due within thirty days of termination. The party terminating will immediately notify the other party, the equipment manufacturer, and the regulatory agency of the termination.

**IX. Limitation of Liability:** In no event shall Contractor be liable for indirect, consequential, incidental or punitive damages, whether in contract, tort, or any other theory of liability. In no event shall the Contractor's liability for direct damages exceed payments by the Client under this Agreement.

**X. Severability and Reformation:** If any provision in this Agreement shall be held to be invalid or unenforceable for any reason, it shall be reformed to the minimum extent necessary to effect the intent of the Parties. If any provision is such that it cannot reasonably be reformed, it shall be struck from this Agreement and the remaining provisions shall continue to be valid and enforceable.

**XI. Performance of Agreement:** Commencement of performance by Contractor under this agreement is contingent on the following conditions: (1) Contractor receiving a fully executed original copy of this agreement. (2) Contractor receiving payment in full of the fee(s) described herein. If the above conditions are not met, then Contractor is from any obligation to perform any portion of this agreement.

**XII. Modification.** This Agreement may not be changed or modified except by an instrument in writing, signed by both Contractor and Client.

**XIII. Waiver.** Except as otherwise noted in this Agreement, the waiver by other party of a breach of any provision of this Agreement shall not operate or be construed as a continuing waiver or as a consent to or waiver of any subsequent breach hereof.

Client:



Contractor:



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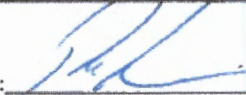
COUNTY ENGINEER

**XIV. Headings.** The Article and Section headings in this Agreement are for the convenience of reference only and do not constitute a part of this Agreement and shall not be deemed to limit or affect any of the provisions hereof.

**XV. GOVERNING LAW AND CHOICE OF VENUE.** EACH OF THE PARTIES HERETO HEREBY CONSENTS TO THE EXCLUSIVE JURISDICTION OF THE COURTS OF THE STATE OF TEXAS, COUNTY OF COMAL, AND TO THE UNITED STATES DISTRICT COURT FOR THE WESTERN DISTRICT OF TEXAS - SAN ANTONIO DIVISION, AS WELL AS TO THE JURISDICTION OF ALL COURTS TO WHICH AN APPEAL MAY BE TAKEN FROM SUCH COURTS, FOR THE PURPOSE OF ANY SUIT, ACTION, OR OTHER PROCEEDING ARISING OUT OF, OR IN CONNECTION WITH, THIS AGREEMENT OR ANY OF THE TRANSACTIONS CONTEMPLATED HEREBY, INCLUDING, WITHOUT LIMITATION, ANY PROCEEDING RELATING TO ANCILLARY MEASURES IN AID OF ARBITRATION, PROVISIONAL REMEDIES AND INTERIM RELIEF, OR ANY PROCEEDING TO ENFORCE ANY ARBITRAL DECISION OR AWARD. EACH PARTY HERETO EXPRESSLY WAIVES ANY AND ALL RIGHTS TO BRING ANY SUIT, ACTION, OR OTHER PROCEEDING IN OR BEFORE ANY COURT OR TRIBUNAL OTHER THAN COURTS OF THE STATE OF TEXAS, COUNTY OF COMAL, AND COVENANTS THAT IT SHALL NOT SEEK IN ANY MANNER TO PROSECUTE OR DEFEND ANY DISPUTE OTHER THAN AS SET FORTH IN THIS ARTICLE XVI OR TO CHALLENGE OR SET ASIDE ANY DECISION, AWARD, OR JUDGMENT OBTAINED IN ACCORDANCE WITH THE PROVISIONS HEREOF. EACH OF THE PARTIES HERETO HEREBY EXPRESSLY WAIVES ANY AND ALL OBJECTIONS IT MAY HAVE TO VENUE, INCLUDING, WITHOUT LIMITATION, THE INCONVENIENCE OF SUCH FORUM, IN ANY OF SUCH COURTS.

**XVI. JURY TRIAL WAIVER.** THE PARTIES HEREBY UNCONDITIONALLY WAIVE THEIR RIGHT TO A JURY TRIAL OF ANY AND ALL CLAIMS OR CAUSES OF ACTION ARISING FROM OR RELATING TO THEIR RELATIONSHIP. THE PARTIES ACKNOWLEDGE THAT A RIGHT TO A JURY IS A CONSTITUTIONAL RIGHT, THAT THEY HAVE HAD AN OPPORTUNITY TO CONSULT WITH INDEPENDENT COUNSEL, AND THAT THIS JURY WAIVER HAS BEEN ENTERED INTO KNOWINGLY AND VOLUNTARILY BY ALL PARTIES TO THIS AGREEMENT. IN THE EVENT OF LITIGATION, THIS AGREEMENT MAY BE FILED AS A WRITTEN CONSENT TO A TRIAL BY THE COURT.

Approved by Contractor:



MP#0001708

CHRISTOPHER RYAN SEIDENSTICKER

Approved by Client:



**XVII. Reservation of Rights.** Contractor reserves all rights not specifically granted herein.

**XVIII. Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original but all of which together will constitute one and the same instrument.

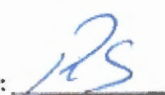
**XIX. Counsel.** Contractor has previously recommended that Client engage counsel to assist him/her/it in reviewing this Agreement and all other matters relating to it. Contractor and Client shall each bear his/her/its own costs and expenses in connection with the negotiation and documentation of this Agreement.

**XX. Entire Agreement:** This agreement contains the entire agreement of the parties, and there are no promises or conditions in any other agreement, oral or written. The Parties expressly disclaim reliance on any prior statements, oral or written, by either party not expressly provided for herein.

Client:



Contractor:





**ON-SITE SEWERAGE FACILITY  
SOIL EVALUATION REPORT INFORMATION**

Date Soil Survey Performed: August 02, 2019

Site Location: 6.00 ACRES OUT OF THE VALENTINE BENNETT SURVEY No. 100, A-72

Proposed Excavation Depth: N/A

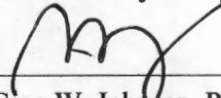
**Requirements:**

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil boring or dug pits must be shown on the site drawing. For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated. Describe each soil horizon and identify any restrictive features on the form. Indicate depths where features appear.

SOIL BORING NUMBER		SURFACE EVALUATION				
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	IV	CLAY	>30%	NONE OBSERVED	LIMESTONE @ 6"	RECEIVED AUG 06 2019 COUNTY ENGINEER DARK BROWN STONY
1						
2						
3						
4						
5						

SOIL BORING NUMBER		SURFACE EVALUATION				
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	SAME		AS		ABOVE	
1						
2						
3						
4						
5						

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.

  
Greg W. Johnson, P.E. 67587-F2585, S.E. 11561

08/02/19  
Date

**OSSF SOIL EVALUATION REPORT INFORMATION**

Date: August 05, 2019

**Applicant Information:**

Name: MARCANTONIO ENTERPRISES, LLC.  
Address: c/o 23011 F.M. 306  
City: CANYON LAKE State: TEXAS  
Zip Code: 78133 Phone: (830) 935-4936

**Site Evaluator Information:**

Name: Greg W. Johnson, P.E., R.S., S.E. 11561  
Address: 170 Hollow Oak  
City: New Braunfels State: Texas  
Zip Code: 78132 Phone & Fax (830)905-2778

**Property Location:**

Lot <sup>SEE BELOW</sup> Unit \_\_\_ Blk \_\_\_ Subd. \_\_\_\_\_  
Street Address: 22157 OLD NACOGDOCHES ROAD  
City: NEW BRAUNFELS Zip Code: 78132  
Additional Info.: 6.00 ACRES OUT OF THE VALENTINE  
BENNETT SURVEY No. 100, A-72

**Installer Information:**

Name: \_\_\_\_\_  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_  
Zip Code: \_\_\_\_\_ Phone \_\_\_\_\_

**Topography:** Slope within proposed disposal area: 3 %

Presence of 100 yr. Flood Zone: YES  NO

Existing or proposed water well in nearby area. YES  NO  >100' (EXISTING)

Presence of adjacent ponds, streams, water impoundments YES  NO

Presence of upper water shed YES  NO

Organized sewage service available to lot YES  NO

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**Design Calculations for Aerobic Treatment with Spray Irrigation:**

**Commercial**

COUNTY ENGINEER

Q = \_\_\_\_\_ GPD

**Residential** Water conserving fixtures to be utilized? Yes  No

Number of Bedrooms the septic system is sized for: 1 Total sq. ft. living area 900

Q gal/day = (Bedrooms +1) \* 75 GPD. - (20% reduction for water conserving fixtures)

Q = (1 +1)\*75-(20%) = 180 (140 Design Rate)

Trash Tank Size 353 Gal.

TCEQ Approved Aerobic Plant Size 600 G.P.D.

Req'd Application Area = Q/Ri = 180 / 0.064 = 3150 sq. ft.

Application Area Utilized = 4241 sq. ft.

Pump Requirement 12 Gpm @ 41 Psi (Redjacket 0.5 HP 18 G.P.M. series or equivalent)

Dosing Cycle:  ON DEMAND or  TIMED TO DOSE IN PREDAWN HOURS

Pump Tank Size = 768 Gal. 14.5 Gal./inch.

Reserve Requirement = 80 Gal. 1/3 day flow.

Alarms: Audible & Visual High Water Alarm & Visual Air Pump malfunction

With Chlorinator NSF/TCEQ APPROVED

SCH-40 or SDR-26 3" or 4" sewer line to tank


Two way cleanout

Pop-up rotary sprinkler heads w/ purple non-potable lids

1" Sch-40 PVC discharge manifold

APPLICATION AREA SHOULD BE SEEDED AND MAINTAINED WITH VEGETATION.

I HAVE PERFORMED A THOROUGH INVESTIGATION BEING A REGISTERED PROFESSIONAL ENGINEER AND SITE EVALUATOR IN ACCORDANCE WITH CHAPTER 285, SUBCHAPTER D, §285.30, & §285.40 (REGARDING RECHARGE FEATURES), TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (EFFECTIVE DECEMBER 29, 2016)

  
GREG W. JOHNSON, P.E. F#002585 - S.E. 11561

08/05/19  
DATE



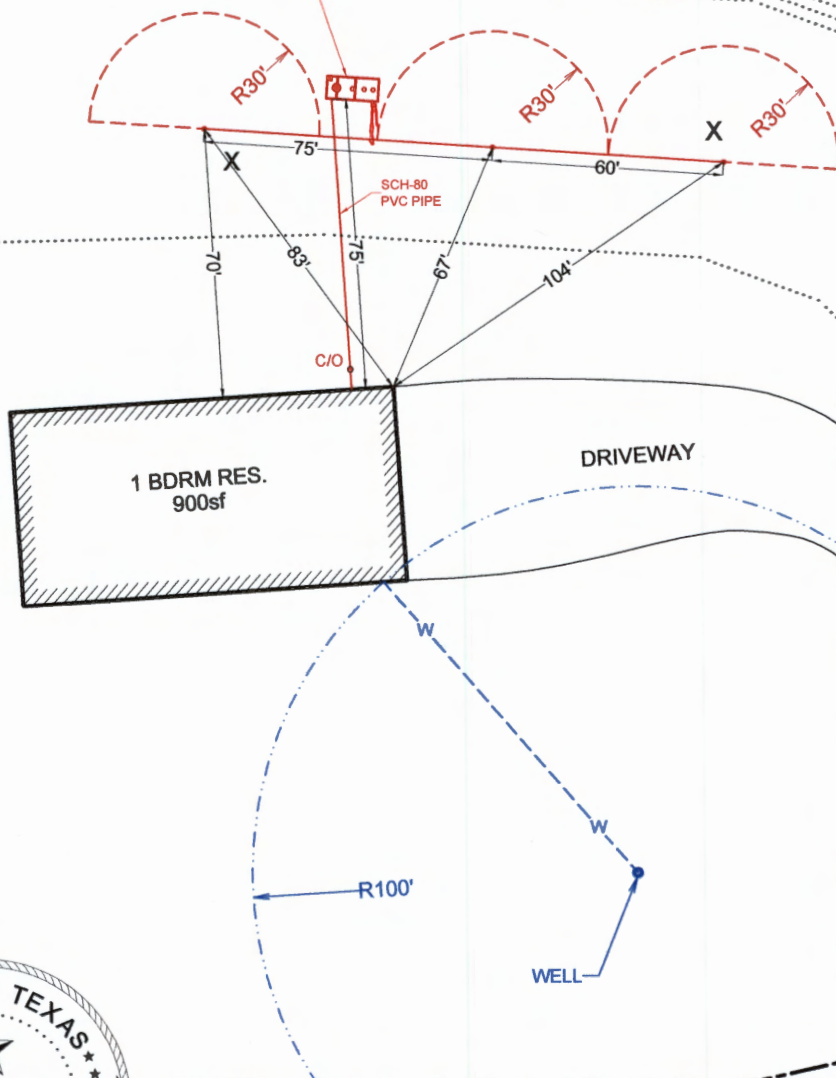
FIRM #2585

6.00 ACRES OUT OF THE  
VALENTINE BENNETT  
SURVEY No. 100, A-72

MAXX AIR M-600  
AEROBIC TREATMENT  
PLANT

SPRAY AREA = 4241sf

X= TEST HOLES



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AUG 06 2019  
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OWNER:	MARCANTONIO ENTERPRISES, LLC.	DRAWN BY:	EJS III
STREET ADDRESS:	22157 OLD NACOGDOCHES ROAD		
LEGAL DESC:	VALENTINE BENNETT SURVEY No. 100, A-72	ACREAGE:	6.00
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=50'
		DATE:	8/5/2019
		REVISED:	

FLOOD ZONE "A"

FLOOD ZONE "A"

314.50'

248.15'

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AUG 06 2019

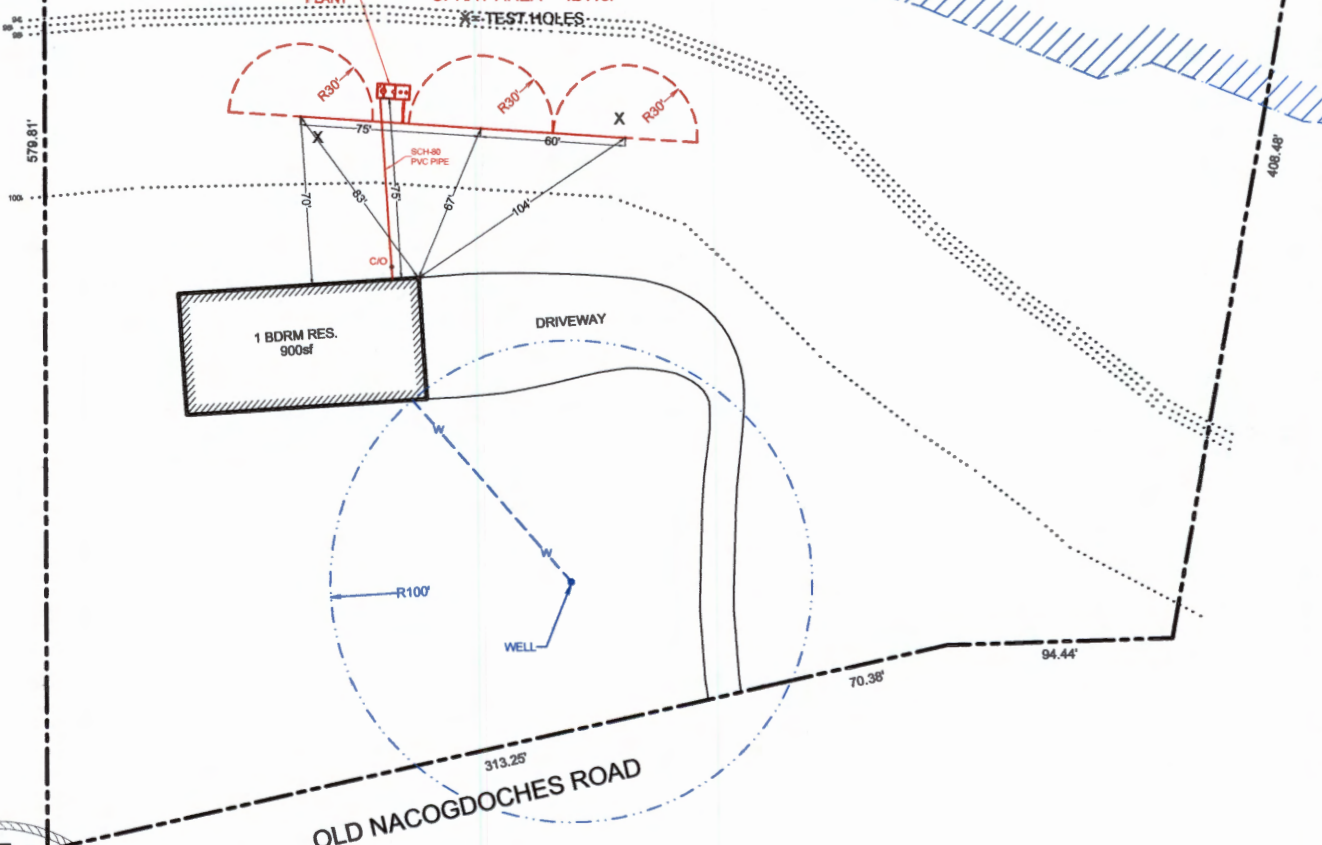
6.00 ACRES OUT OF THE  
VALENTINE BENNETT  
SURVEY No. 100, A-72

COUNTY ENGINEER

MAXX AIR M-600  
AEROBIC TREATMENT  
PLANT

SPRAY AREA = 4241sf

X TEST HOLES



OWNER:	MARCANTONIO ENTERPRISES, LLC.	DRAWN BY:	EJS III
STREET ADDRESS:	22157 OLD NACOGDOCHES ROAD		
LEGAL DESC:	VALENTINE BENNETT SURVEY No. 100, A-72	ACREAGE:	6.00
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE:	1"=80'
		DATE:	8/5/2019
		REVISED:	

## TANK NOTES:

Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

Tightlines to the tank shall be SCH-40 PVC.

A two way sanitary tee is required between residence and tank.

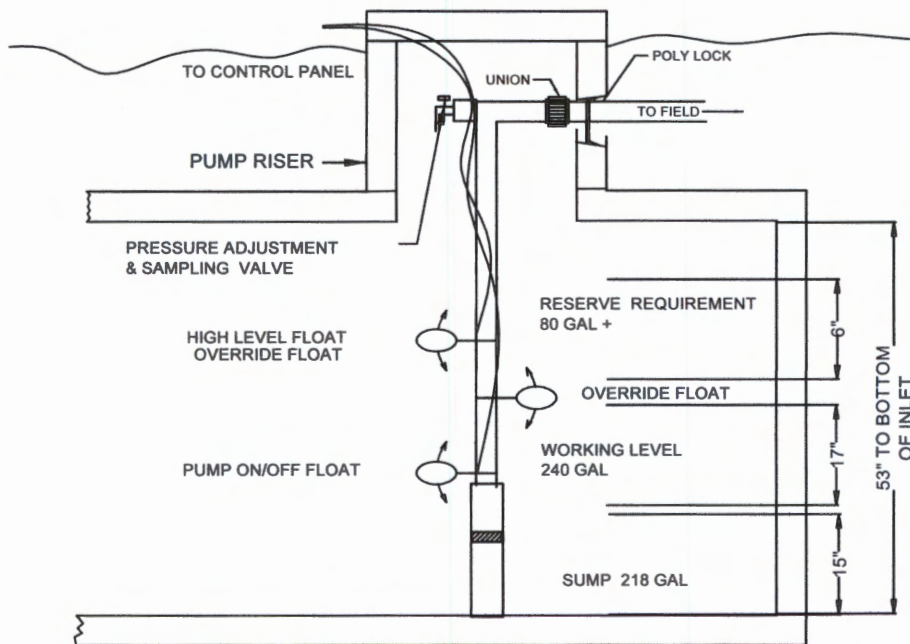
A minimum of 4" of sand, sandy loam, clay loam free of rock shall be placed under and around tanks

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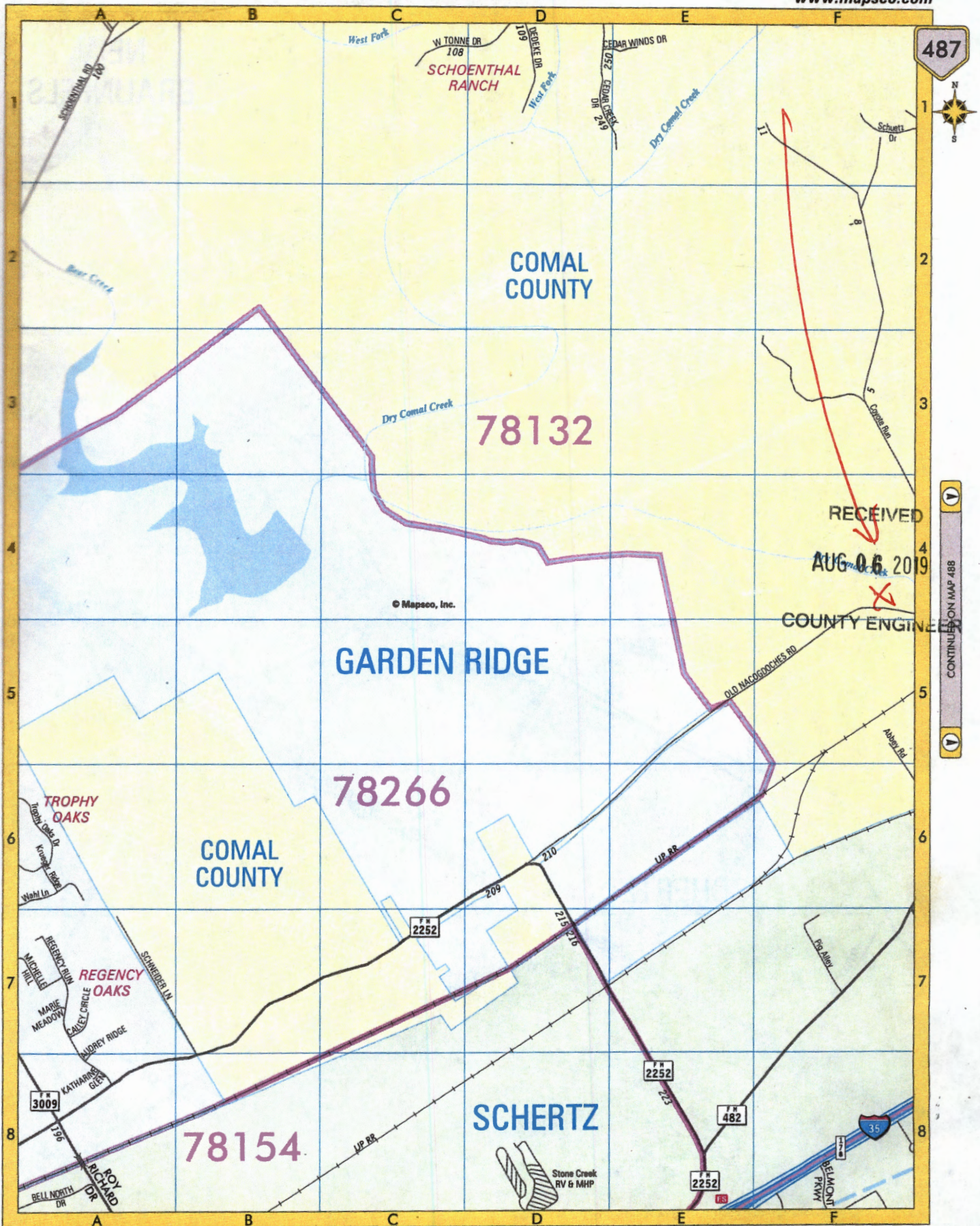
ALL WIRING MUST BE IN COMPLIANCE WITH  
THE MOST RECENT NATIONAL ELECTRIC CODE



F-2585

08/06/19

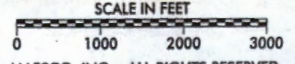
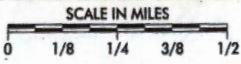
**TYPICAL PUMP TANK CONFIGURATION  
MAXX AIR M600 768 GAL PUMP TANK**



© Mapsco, Inc.

COUNTY ENGINEER

CONTINUED ON MAP 488



**GENERAL WARRANTY DEED**

PROVIDENCE TITLE COMPANY  
GF NO. 116001865

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: October 19, 2016

Grantor: Victor Sanders, Independent Executor of the Estate of Virginia S. Krueger Hillert, Deceased

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Grantor's Address (including County):

P.O. Box 36872  
Pipe Creek, TX 78063  
Bandera County

AUG 06 2019

COUNTY ENGINEER

Grantee: **Marcantonio Enterprises, LLC.**

Grantee's Address (including County):

7765 FM 482  
New Braunfels, TX 78132  
Comal County

Consideration: TEN AND NO/100—(\$10.00)—DOLLARS;  
and other good and valuable considerations in hand paid by the GRANTEE herein named, the receipt of which is hereby acknowledged;

Property (including any improvements):

**BEING: a 6.00 acre tract (261,479 Square Feet) of land out of the Valentine Bennett Survey No. 100, Abstract 72, Comal County, Texas, and being out of the certain 271.7 acre tract conveyed by Katharina Hilbert, et al to Bert Hillert and wife, Gerta Hillert by deed dated March 27, 1962 and recorded in Volume 127 on Pages 629 - 632 of the Deed Records of Comal County, Texas, said 6.00 acre tract being the same tract described by gift deed recorded in Document No. 200106021388 filed in the county clerk's office of Comal County, Texas and being more particularly by metes and bounds as follows with the bearings being based on said 6.00 acre tract:**

**COMMENCING: from the Southwest corner of a 6.00 acre tract (adjoining 6.00 acres) according to gift deed recorded in Document No. 200106021387 filed in the county clerk's office of Guadalupe County, Texas, and the northwest corner of a 0.973 acre tract conveyed by Bert Hillert and wife to The County of Comal by deed dated January 27, 1976 and recorded in Volume 235 on Pages 317 - 218 of the Deed Records of Comal County, Texas, said point also being on the north right-of-way line of Old Nacogdoches Road;**

THENCE: with the north line of Old Nacogdoches Road, north line of the said 0.973 acre tract and the south line of the said adjoining 6.00 acre tract, N84°35'28 E, a distance of 92.47 feet to an angle point and S87°42'20" E, a distance of 27.72 feet to a 1/2" steel rebar with a cap marked "KOLODZIE" found for the southwest corner and POINT OF BEGINNING of this tract;

THENCE: N15°08'44" E, departing said right-of-way line and along the common line of both said 6.00 acre tracts, a distance of 579.81 feet to a 1/2" steel rebar found for the Northwest corner of this tract and the common corner of both said 6.00 acre tracts;

THENCE: S76°57'34" E, a distance of 314.50 feet to a 1/2" steel rebar found for an angle point;

THENCE: S50°44'50" E, a distance of 248.15 feet to a 1/2" steel rebar with a cap marked .. KOLODZIE" found for the northeast corner of this tract;

THENCE: S25°20' 41" W, a distance of 408.48 feet to a 1/2" steel rebar with a cap marked "KOLODZIE" found on the north line of said 0.973 acre tract and Old Nacogdoches Road;

THENCE: with the north line of said 0.973 acre tract and Old Nacogdoches Road the following three courses:

N76°33'50" W, a distance of 94.44 feet to a 1/2" steel rebar found for an angle point;

N87°33'48" W, a distance of 70.38 feet to an angle point; and

N87°42,20" W, a distance of 313.25 feet to the POINT OF BEGINNING and containing 6.00 acre tract (261,479 Square Feet) of land.

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**Reservations from Conveyance:**

None.

**Exceptions to Conveyance and Warranty:**

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for current year, which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

When the context requires, singular nouns and pronouns include the plural.



MADE EFFECTIVE THE DATE FIRST HEREINABOVE SPECIFIED.

The Estate of Virginia S. Krueger Hillert

*Victor Sanders*  
Victor Sanders, Independent Executor

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AUG 06 2019

ACKNOWLEDGMENT

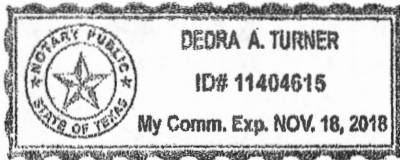
COUNTY ENGINEER

State of Texas

§  
§  
§

County of *Wade*

The foregoing instrument was acknowledged before me on this the 19 day of **October, 2016** by Victor Sanders, Independent Executor of the Estate of Virginia S. Krueger Hillert, on behalf of said entity and in the capacity herein stated.



*Debra A. Turner*  
Notary Public, State of Texas  
*Debra A. Turner*

AFTER RECORDING RETURN TO:  
Marcantonio Enterprises, LLC.  
7765 FM 482  
New Braunfels, TX 78132

PREPARED IN THE LAW OFFICE OF:  
Ramsey & Foster, PC  
5001 Hwy 287 S. #105  
Arlington, TX 76017

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
10/19/2016 02:22:48 PM  
TERRI 3 Pages(s)  
201606039811



*Bobbie Koepf*

# Dye Enterprises

Engineers • Surveyors • Planners  
Texas Registered Firm F-2257

D. Scott Dye, P.E., R.P.L.S.

## EXHIBIT "A"

6.00 acre tract of land  
Comal County, Texas

**BEING:** a 6.00 acre tract (261,479 Square Feet) of land out of the Valentine Bennett Survey No. 100, Abstract 72, Comal County, Texas, and being out of the certain 271.7 acre tract conveyed by Katharina Hilbert, et al to Bert Hillert and wife, Gerta Hillert by deed dated March 27, 1962 and recorded in Volume 127 on pages 629 – 632 of the deed Records of Comal County, Texas, said 6.00 acre tract being the same tract described by gift deed recorded in Document No. 200106021388 filed in the county clerk's office of Comal County, Texas and being more particularly by metes and bounds as follows with the bearings being based on said 6.00 acre tract:

**COMMENCING:** from the Southwest corner of a 6.00 acre tract (adjoining 6.00 acres) according to gift deed recorded in Document No. 200106021387 filed in the county clerk's office of Guadalupe County, Texas, and the northwest corner of a 0.973 acre tract conveyed by Bert Hillert and wife to The County of Comal by deed dated January 27, 1976 and recorded in Volume 235 on pages 317 – 218 of the Deed Records of Comal County, Texas, said point also being on the north right-of-way line of Old Nacogdoches Road;

**THENCE:** with the north line of Old Nacogdoches Road, north line of the said 0.973 acre tract and the south line of the said adjoining 6.00 acre tract, N84°35'28"E, a distance of 92.47 feet to an angle point and S87°42'20"E, a distance of 27.72 feet to a 1/2" steel rebar with a cap marked "KOLODZIE" found for the southwest corner and **POINT OF BEGINNING** of this tract;

**THENCE:** N15°08'44"E, departing said right-of-way line and along the common line of both said 6.00 acre tracts, a distance of 579.81 feet to a 1/2" steel rebar found for the Northwest corner of this tract and the common corner of both said 6.00 acre tracts;

**THENCE:** S76°57'34"E, a distance of 314.50 feet to a 1/2" steel rebar found for an angle point;

**THENCE:** S50°44'50"E, a distance of 248.15 feet to a 1/2" steel rebar with a cap marked "KOLODZIE" found for the northeast corner of this tract;

Z:\2015\150037-00 Old Nacogdoches Rd. (Property Survey)\Legal Description\150037-00 Old Nacogdoches Rd. (Leg).doc

4047 Stahl Road, Suite #3 • San Antonio • Texas 78217  
Phone (210) 599-4123 • Fax (210) 599-4191  
[dyeenterprises@sabx.tx.com](mailto:dyeenterprises@sabx.tx.com)

RECEIVED

AUG 06 2019

COUNTY ENGINEER

**THENCE:** S25°20'41"W, a distance of 408.48 feet to a 1/2" steel rebar with a cap marked "KOLODZIE" found on the north line of said 0.973 acre tract and Old Nacogdoches Road,

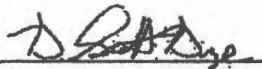
**THENCE:** with the north line of said 0.973 acre tract and Old Nacogdoches Road the following three courses:

N76°33'50"W, a distance of 94.44 feet to a 1/2" steel rebar found for and angle point;

N87°33'48"W, a distance of 70.38 feet to an angle point; and

N87°42'20"W, a distance of 313.25 feet to the **POINT OF BEGINNING** and containing 6.00 acre tract (261,479 Square Feet) of land.

An Exhibit is attached and is a part of this Legal Description.

  
D. Scott Dye, R.P.L.S. #5315  
Job # 15-0037.00  
Date: August 20, 2015



Z:\2015\15-0037-00 Old Nacogdoches Rd. (Property Survey)\Legal Description\150037-00 Old Nacogdoches Rd. (Legal).doc

4047 Stahl Road, Suite #3 • San Antonio • Texas 78217  
Phone (210) 599-4123 • Fax (210) 599-4191  
[dyeenterprises@sax-ll.com](mailto:dyeenterprises@sax-ll.com)

GIFT DEED

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL

THAT We, MOUNT HILLERT, owning, claiming and occupying other real property as my homestead, property, Individually and as Independent Co-Executor of the Estate of Gerta Hillert, Deceased; and PATRICIA DODD, Individually, and as Co-Executor of the Estate of Gerta Hillert, Deceased, joined herein pro forma by my husband, WILLIAM H. DODD, (hereinafter referred to as "Grantor"), with full intention of conveying the property hereinafter described as a gift, with no reversionary interests whatsoever in favor of Grantor, have GIVEN, GRANTED, and CONVEYED, and by these presents do GIVE, GRANT and CONVEY to VIRGINIA S. HILLERT, as an for her separate property (hereinafter referred to as "Grantee"), all of Grantor's right, title and interest in and to the following described real property ("Property"):

All that certain lot, piece or parcel of land lying and being situated in the County of Comal, State of Texas, and being more particularly described as follows:

Being 6.00 acres of land, more or less, in Comal County, Texas, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

The said Grantee, VIRGINIA S. HILLERT, is the wife of Grantor, MOUNT HILLERT and the sister-in-law of Grantor, PATRICIA DODD.

This conveyance is made expressly subject to all easements, restrictions, rights of way, conditions, exceptions, reservations and covenants of whatsoever nature of record, if any, and also to the zoning laws and other restrictions, regulations, ordinances and statutes of municipal or other governmental authorities applicable to and enforceable against the above described premises.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging to the Property, subject to the provisions stated above, to Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor's heirs, executors, administrators, successors and/or assigns, to WARRANT AND FOREVER DEFEND all and singular the said Property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 3rd day of July, 2001.

MOUNT HILLERT, Individually and as Independent Co-Executor of the Estate of Gerta Hillert, Deceased

To show  
Subd. is my  
grandfather's  
S/C

*Patricia R. Dodd*

PATRICIA DODD, Individually and as Independent  
Co-Executor of the Estate of Gerta Hillert, Deceased

*William H. Dodd*

WILLIAM H. DODD, pro forma

GRANTOR'S ADDRESS:

Mount Hillert  
1822 McKinley Ave.  
San Antonio, Texas 78210-4322

Patricia Dodd and William H. Dodd  
22156 #2  
Old Nacogdoches Road  
New Braunfels, Texas 78132

GRANTEE'S ADDRESS:

Virginia S. Hillert  
1822 McKinley Ave.  
San Antonio, Texas 78210-4322

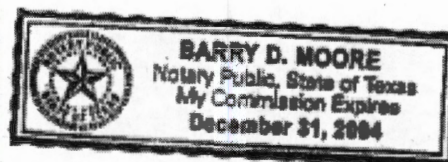
THE STATE OF TEXAS

COUNTY OF COMAL

This instrument was acknowledged before me on the 3<sup>rd</sup> day of July, 2001, by MOUNT  
HILLERT, Individually and as Independent Co-Executor of the Estate of Gerta Hillert, Deceased.

*Barry D. Moore*

Notary Public, State of Texas



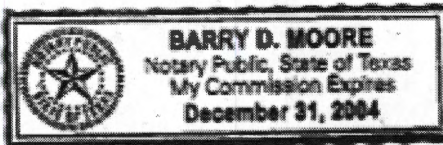
THE STATE OF TEXAS

COUNTY OF COMAL

This instrument was acknowledged before me on the 300 day of July, 2001, by PATRICIA DODD, Individually and as Independent Co-Executor of the Estate of Gerta Hillert, Deceased.

*Barry D Moore*

Notary Public, State of Texas



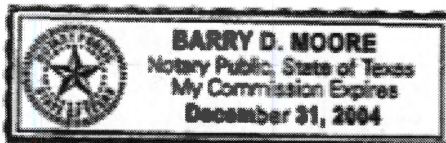
THE STATE OF TEXAS

COUNTY OF COMAL

This instrument was acknowledged before me on the 300 day of July, 2001, by WILLIAM H. DODD.

*Barry D Moore*

Notary Public, State of Texas



Prepared in the Law Office of:  
Barry D. Moore  
245 S. Seguin  
New Braunfels, Texas 78130

After recording, return to:

*Sane*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# WILLIAM J. KOLODZIE SURVEYING COMPANY

REGISTERED PROFESSIONAL LAND SURVEYORS Doc# 200106021388  
197 EAST MILL STREET  
NEW BRAUNFELS, TEXAS 78130  
830-625-6484 FAX 830-620-6484

WILLIAM J. KOLODZIE, R.P.L.S. 1462

GERARD S. SCHOLLER, R.P.L.S. 1878

June 27, 2001

## Description of a 6.00 acre tract of land, Comal County, Texas.

Being a 6.00 acre tract of land out of the Valentine Bennett Survey No. 100, Abstract 72, Comal County, Texas, and being out of the certain 271.7 acre tract conveyed by Katharina Hilbert, et al to Bert Hillert and wife, Gerta Hillert by deed dated March 27, 1962 and recorded in Volume 127 on pages 629-632 of the Deed Records of Comal County, Texas, said 6.00 acre tract described more particularly by metes and bounds as follows:

FROM a cedar corner post found at an old rock fence, the occupational Northeast corner of a tract of land conveyed by Robert H. Givens and Doris Givens to The Robert H. Givens and Doris Givens Trust by deed dated January 17, 1991 and recorded in Volume 750 on pages 250-253 of the Official Public Records of Comal County, Texas, for the occupational Northwest corner of the Hillert 271.7 acre tract; THENCE with the fenced Northeast line of the Givens Trust tract, the fenced Southwest line of the Hillert 271.7 acre tract, S. 30° 00' 00" E. (REFERENCE BEARING) 2,908.80 feet to a 1/2" re-bar rod set in the North R.O.W. line of Old Nacogdoches Road, for the Northwest corner of a 0.973 acre tract conveyed by Bert Hillert and wife to The County of Comal by deed dated January 27, 1976 and recorded in Volume 235 on pages 317-318 of the Deed Records of Comal County, Texas, for the Southwest corner of a 6.00 acre tract surveyed on even date herewith; THENCE with the fenced North line of Old Nacogdoches Road, the fenced North line of the 0.973 of an acre tract, the South line of the said 6.00 acre tract, N. 84° 35' 28" E. 92.47 feet to a 1/2" re-bar rod set, and S. 87° 42' 20" E. 27.72 feet to a 1/2" re-bar rod set for the Southeast corner of the said 6.00 acre tract, for the Southwest corner and POINT OF BEGINNING of the herein described 6.00 acre tract;

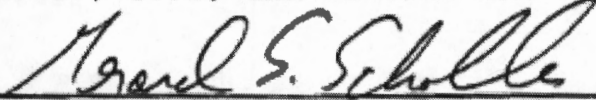
THENCE into the 271.7 acre tract, with the Southeast line of the said 6.00 acre tract, establishing the Northwest line of this 6.00 acre tract, N. 15° 08' 44" E. 579.81 feet to a 1/2" re-bar rod set for the Northeast corner of the said 6.00 acre tract, for the Northwest corner of this 6.00 acre tract;

THENCE establishing the Northeast line of this 6.00 acre tract, S. 76° 57' 34" E. 314.50 feet to a 1/2" re-bar rod set and S. 50° 44' 50" E. 248.15 feet to a 1/2" re-bar rod set for the Northeast corner of this 6.00 acre tract;

THENCE establishing the Southeast line of this 6.00 acre tract, S. 25° 20' 41" W. 408.48 feet to a 1/2" re-bar rod set in the North R.O.W. line of Old Nacogdoches Road, the North line of the County of Comal 0.973 of an acre tract, N. 76° 33' 50" W. 94.44 feet to a 1/2" re-bar rod set, N. 87° 33' 48" W. 70.38 feet to a 1/2" re-bar rod set, and N. 87° 42' 20" W. 313.25 feet to the Place of Beginning.

6.00 ACRE TRACT, PAGE 2.

I hereby state that this survey was made on the ground and completed on June 25, 2001, and is true and correct to the best of my knowledge and belief.

  
GERARD S. SCHOLLER  
R.P.L.S. 1876

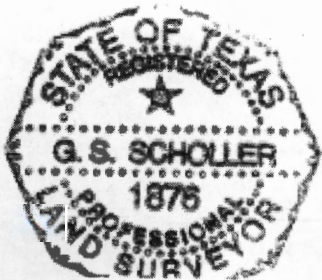


Exhibit "A", Page 2

Doc# 200106021388  
# Pages 5  
07/03/2001 02:24:55 PM  
Filed & Recorded in  
Official Records of  
COMAL COUNTY  
JOY STREATER  
COUNTY CLERK  
Fees \$17.00

Doc# 200106021388



**PS Septic Supply & Service**  
**23011 FM 306**  
**Canyon Lake, TX 78133**

(830) 850-0080  
 Fax: (830) 935-4932

**Permit #: 109539**

**To: Paul Swoyer Septics, LLC**  
**22157 Old Nacagdoches Road**  
**New Braunfels, TX 78132**

Tech: Not Assigned  
 Brand/Mfg.: MAXX AIR -  
 System S/N:  
 Aerator and S/N:

Site: 22157 Old Nacagdoches Road, New Braunfels  
 Agency: Comal County  
 County:  
 Subdivision:

Installed:  
 Phone:  
 Cell:  
 Work:

Contract: 9/24/2019 - 9/24/2022  
 Inspections per year: 3  
 Service Due: 1/24/2020  
 Alt Phone:  
 Warranty Ending:

Inspection Type: \_\_\_\_\_ Inspection # \_\_\_\_\_ of \_\_\_\_\_ for the contract year

Item	Operational	Inoperative	N/A
Aerator:	_____	_____	_____
Irrigation pump:	_____	_____	_____
Air compressor:	_____	_____	_____
Disinfection device:	_____	_____	_____
Chlorine supply:	_____	_____	_____
Spray field vegetation:	_____	_____	_____
Sprinkler / Drip backwash:	_____	_____	_____
Photocell Test:	_____	_____	_____
Autodialer:	_____	_____	_____
Water Meter Reading: _____	CFM: _____	PSI: _____	

Test Results and observations: (As Required)

Fecal Coliform: \_\_\_\_\_  
 Chlorine Residual: \_\_\_\_\_  
 Test Method: \_\_\_\_\_  
 BOD: \_\_\_\_\_  
 TSS: \_\_\_\_\_  
 Commercial Lab: \_\_\_\_\_  
 Date Submitted: \_\_\_\_\_

Repairs made: Y / N

Repairs and Comments:

*Gate Locked*

Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

**PS Septic Supply & Service**  
23011 FM 306  
Canyon Lake, TX 78133

**Phone: (830) 850-0080**  
**Fax: (830) 935-4932**

**To: Home Owner**  
**22157 Old Nacagdoches Road**  
**New Braunfels, TX 78132**

Printed:9/10/2020  
Site: 22157 Old Nacagdoches Road  
New Braunfels, TX 78132

Permit #: **109539**

Agency: Comal County

County:

Mfg / Brand: - MAXX AIR

Treatment Type: Aerobic

Disposal: Surface Application

Customer ID: 1408

Contract Dates: 9/24/2019 - 9/24/2022

Scheduled Date: 9/24/2020

Inspection 3 of 9

GPS Coordinates - Latitude: 29.6451 Longitude: -98.2502

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

**Visit Date: 9/9/2020**

**Entered By: \_**

**Method: Grab**

**Technician: Ryan Seidensticker**

**Maint. Provider: Ryan Seidensticker**

**Aerators: Operational**

**Filters: Operational**

**Irrigation Pumps: Operational**

**Disinfection Device: Operational**

**Chlorine Supply: Operational**

**Chlorine Residual: 3**

**Sludge Levels**

**For Tank 1: 11**

**Tank Lid / Riser: Secured**

**Sprinkler Drip Backwash: Good**

**Electric Circuits: Operational**

**Distribution System: Operational**

**Sprayfield Veg: Operational**

**Color: Good**

**Odor: Good**

**Alarm: Operational**

**Comments**

**Service Completed**

Scum on pretreatment:1" - Technician Secured the Tank Lid and/or Riser prior to leaving location.

Insp ID #:5772

**Provider: *Christopher Ryan Seidensticker***  
***PS Septic Supply & Service***

**Technician: *Christopher Ryan Seidensticker***  
***PS Septic Supply & Service***

License Info: MP0001708 Expires:

License Info: MP0001708 Expires: 9/1/2023

**PS Septic Supply & Service**  
**23011 FM 306**  
**Canyon Lake, TX 78133**

(830) 850-0080  
 Fax: (830) 935-4932

**Permit #: 109539**

**To: Home Owner**  
**22157 Old Nacagdoches Road**  
**New Braunfels, TX 78132**

Tech: Not Assigned  
 Brand/Mfg.: MAXX AIR -  
 System S/N:  
 Aerator and S/N:

Site: 22157 Old Nacagdoches Road, New Braunfels  
 Agency: Comal County  
 County:  
 Subdivision:

Contract: 9/24/2019 - 9/24/2022  
 Inspections per year: 3  
 Service Due: 5/24/2020  
 Alt Phone:  
 Warranty Ending:

Inspection Type: \_\_\_\_\_ Inspection # \_\_\_\_\_ of \_\_\_\_\_ for the contract year

Item	Operational	Inoperative	N/A
Aerator:	_____	_____	<del>_____</del>
Irrigation pump:	_____	_____	<del>_____</del>
Air compressor:	_____	_____	<del>_____</del>
Disinfection device:	_____	_____	<del>_____</del>
Chlorine supply:	_____	_____	<del>_____</del>
Spray field vegetation:	_____	_____	<del>_____</del>
Sprinkler / Drip backwash:	_____	_____	<del>_____</del>
Photocell Test:	_____	_____	<del>_____</del>
Autodialer:	_____	_____	<del>_____</del>
Water Meter Reading: _____ CFM: _____ PSI: _____			

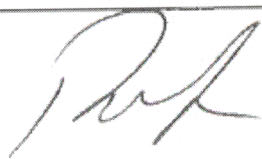
**Test Results and observations: (As Required)**

Fecal Coliform: \_\_\_\_\_  
 Chlorine Residual: \_\_\_\_\_  
 Test Method: \_\_\_\_\_  
 BOD: \_\_\_\_\_  
 TSS: \_\_\_\_\_  
 Commercial Lab: \_\_\_\_\_  
 Date Submitted: \_\_\_\_\_

Repairs made: Y / N

Repairs and Comments: GATE LOCKED NO ACCESS

Inspector: \_\_\_\_\_ Date: \_\_\_\_\_



Area: 10  
 GPS: 29.6451 -98.2502 ID = 1408

Printed: 5/13/2020

22157 Old Nacagdoches Road, New Braunfels

**PS Septic Supply & Service**  
23011 FM 306  
Canyon Lake, TX 78133

**Phone: (830) 850-0080**  
**Fax: (830) 935-4932**

**To: Home Owner**  
22157 Old Nacagdoches Road  
New Braunfels, TX 78132

Printed: 5/11/2021  
Site: 22157 Old Nacagdoches Road  
New Braunfels, TX 78132

Permit #: **109539**

Agency: Comal County  
County:

Mfg / Brand: - MAXX AIR

Treatment Type: Aerobic

Disposal: Surface Application

Customer ID: 1408

Contract Dates: 9/24/2019 - 9/24/2022

Scheduled Date 5/24/2021

Inspection 5 of 9

GPS Coordinates - Latitude: 29.6451 Longitude: -98.2502

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

**Visit Date: 5/10/2021**

**Entered By: \_**

**Method: Grab**

**Technician: Ryan Seidensticker**

**Maint. Provider: Ryan Seidensticker**

**Aerators: Operational**

**Filters: Operational**

**Irrigation Pumps: Operational**

**Disinfection Device: Operational**

**Chlorine Supply: Operational**

**Chlorine Residual: 0.07**

**Sludge Levels**

**For Tank 1: 2**

**For Tank 3: 1**

**Tank Lid / Riser: Secured**

**Sprinkler Drip Backwash: Good**

**Electric Circuits: Operational**

**Distribution System: Operational**

**Sprayfield Veg: Operational**

**Color: Good**

**Odor: Good**

**Alarm: Operational**

**Comments**

Scum on pretreatment: 0" M.W - Technician Secured the Tank Lid and/or Riser prior to leaving location.

**Service Completed**

**Owner signature: \_\_\_\_\_**

Insp ID #: 9535

**Provider: *Christopher Ryan Seidensticker***  
***PS Septic Supply & Service***

**Technician: *Christopher Ryan Seidensticker***  
***PS Septic Supply & Service***

License Info: MP0001708 Expires:

License Info: MP0001708 Expires: 9/1/2023

**PS Septic Supply & Service**  
23011 FM 306  
Canyon Lake, TX 78133

**Phone: (830) 850-0080**  
**Fax: (830) 935-4932**

**To: Home Owner**  
22157 Old Nacagdoches Road  
New Braunfels, TX 78132

Printed: 9/20/2021  
Site: 22157 Old Nacagdoches Road  
New Braunfels, TX 78132

Permit #: **109539**

Agency: Comal County

County:

Mfg / Brand: - MAXX AIR

Treatment Type: Aerobic

Disposal: Surface Application

Customer ID: 1408

Contract Dates: 9/24/2019 - 9/24/2022

Scheduled Date 9/24/2021

Inspection 6 of 9

GPS Coordinates - Latitude: 29.6451 Longitude: -98.2502

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

**Visit Date: 9/17/2021**

**Entered By: Danielle Jordan**

**Method: Grab**

**Technician: Landon Gronvold**

**Maint. Provider: Ryan Seidensticker**

**Aerators: Operational**

**Filters: Operational**

**Irrigation Pumps: Operational**

**Disinfection Device: Operational**

**Chlorine Supply: Operational**

**Chlorine Residual: 0.1 mg/L**

**Sludge Levels**

**For Tank 1: 12**

**For Tank 2: 3**

**For Tank 3: 1**

**Tank Lid / Riser: Secured**

**Sprinkler Drip Backwash: Good**

**Electric Circuits: Operational**

**Distribution System: Operational**

**Sprayfield Veg: Operational**

**Color: Good**

**Odor: Good**

**Alarm: Operational**

**Comments**

Scum on pretreatment 0" - Technician Secured the Tank Lid and/or Riser prior to leaving location.

**Service Completed**

Insp ID #: 11904

**Provider: *Christopher Ryan Seidensticker***  
***PS Septic Supply & Service***

License Info: MP0001708 Expires:

License Info: MT0001995 Expires: 10/31/2021

**PS Septic Supply & Service**  
**23011 FM 306**  
**Canyon Lake, TX 78133**

**Phone: (830) 850-0080**  
**Fax: (830) 935-4932**

**To: Home Owner**  
**22157 Old Nacagdoches Road**  
**New Braunfels, TX 78132**

Printed: 1/14/2022  
Site: 22157 Old Nacagdoches Road  
New Braunfels, TX 78132

Permit #: **109539**

Agency: Comal County

County:

Mfg / Brand: - MAXX AIR

Treatment Type: Aerobic

Disposal: Surface Application

Customer ID: 1408

Contract Dates: 9/24/2019 - 9/24/2022

Scheduled Date: 1/24/2022

Inspection 7 of 9

GPS Coordinates - Latitude: 29.6451 Longitude: -98.2502

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

**Visit Date: 1/14/2022**

**Entered By: \_**

**Method: Grab**

**Technician: Not Assigned**

**Maint. Provider: Ryan Seidensticker**

**Aerators: Operational**

**Sludge Levels**

**Filters: Operational**

**For Tank 1: 14**

**Irrigation Pumps: Operational**

**For Tank 2: 4**

**Disinfection Device: Operational**

**For Tank 3: 1**

**Chlorine Supply: Operational**

**Chlorine Residual: .1**

**Electric Circuits: Operational**

**Distribution System: Operational**

**Sprayfield Veg: Operational**

**Alarm: Operational**

**Comments**

Scum on pretreatment 0"

**Service Completed**

Insp ID #:14584

**Provider: *Christopher Ryan Seidensticker***  
***PS Septic Supply & Service***

License Info: MP0001708 Expires:

**PS Septic Supply & Service**  
**23011 FM 306**  
**Canyon Lake, TX 78133**

Phone: (830) 850-0080  
Fax: (830) 935-4932

Printed:9/16/2022 Insp ID #:20908

Permit #: **109539**

**To: Ralph Marcantonio**  
**22157 Old Nacagdoches Road**  
**New Braunfels, TX 78132**

Main Phone: (210) 326-8046  
Work:  
Cell Phone:  
Alt Cell:

Agency: Comal County  
County:  
Mfg / Brand: - MAXX AIR  
Treatment Type: Aerobic  
Disposal: Surface Application

Customer ID: 1408  
Contract Dates: 9/24/2022 - 9/24/2024  
Scheduled Date: 9/24/2022 Inspection 1 of 6  
Installed: 9/24/2019  
Warranty End: 9/24/2022  
GPS Coordinates: Latitude: 29.6451 Longitude: -98.2502

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

**Visit Date: 9/16/2022**

**Entered By: Nicole Loria**

**Method: Grab**

Copy emailed to Customer

Customer Emailed: 9/16/2022

**Technician: Not Assigned**

**Maint. Provider: Ryan Seidensticker**

**Aerators: Operational**

**Sludge Levels**

**Filters: Operational**

**For Tank 1: 1**

**Irrigation Pumps: Operational**

**For Tank 2: N/A**

**Disinfection Device: Operational**

**For Tank 3: 36**

**Chlorine Supply: Operational**

**For Tank 4: 8**

**Chlorine Residual: 1.0**

**Electric Circuits: Operational**

**Tank Lid / Riser: Secured**

**Distribution System: Operational**

**Insp. Port / Plug: Secured**

**Sprayfield Veg: Operational**

**Alarm: Operational**

**Service Completed**

**Comments**

- Scum on pretreatment 8 - Vegetation around septic area needs to be trimmed to allow for easier access for maintenance procedures and prevent debris from entering the tank during inspections-not enough water in pump tank for sprayers - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Inspection Port Plug was noted as Secured prior to leaving. - Copy emailed to the customer on 9/16/2022.

Site: 22157 Old Nacogdoches Road, New Braunfels, TX 78132

**Provider: *Christopher Ryan Seidensticker***  
***PS Septic Supply & Service***

License Info: MP0001708 Expires:

# Luna Environmental

4222 FM 482

New Braunfels, TX 78132

(830) 312-8776

sherrie@lunaenvironmental.com

Printed:11/4/2023

**Permit: 109539**

Site: 22157 Old Nacogdoches Road, New Braunfels, TX 78132

Main Phone: 2103268046

## Ralph Marcantonio

22157 Old Nacogdoches Road

New Braunfels, TX 78132

Agency: Comal County

County: Comal County

Subdivision: Valentie Bennett Survey

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System Info: MFG:            Brand: MAXX AIR Customer ID: 2807  
Treatment Type: Aerobic Disposal Type: Surface Application Insp ID: 35211  
Installed: 9/24/2019 Warranty Expiration: 9/24/2022  
Visit Details <----->  
**Visit Date: 11/1/2023** Entered By: Sherrie Vukela GPS Lat: 29.6451 GPS Long: -98.2502  
Scheduled Date: 9/24/2023 Contract Starts: 9/24/2022 Customer Emailed: 11/4/2023  
Entered On: 11/4/2023 Contract Ends: 9/24/2024

Visit Results

**Service Type: Scheduled Inspection**  
Count: Inspection 4 of 6

<b>Method: <u>Grab</u></b>	License #	Expires
<b>Technician: <u>Wes Magley</u></b>	<u>MT0002355</u>	<u>7/31/2025</u>
<b>Provider: <u>Luna Environmental, LLC</u></b>		

Service Completed

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Aerators: Operational  
Filters: Operational  
Irrigation Pumps: Operational  
Disinfection Device: Operational  
Chlorine Supply: Operational

Electric Circuits: Operational  
Distribution System: Operational  
Drip/Sprayfield Veg: Operational

Alarm: Operational

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Comments

Pump tank still burried, heavy vegetation, cover over control panel. Please clear vegetation so we can inspect the system. - Copy emailed to the customer on 11/4/2023.



**PS Septic Supply & Service**  
**23011 FM 306**  
**Canyon Lake, TX 78133**

Phone: (830) 850-0080  
Fax: (830) 935-4932

Printed: 1/20/2023 Insp ID #: 24905

Permit #: **109539**

**To: Ralph Marcantonio**  
**22157 Old Nacogdoches Road**  
**New Braunfels, TX 78132**

Main Phone: (210) 326-8046  
Work:  
Cell Phone:  
Alt Cell:

Customer ID: 1408

Contract Dates: 9/24/2022 - 9/24/2024

Scheduled Date: 1/24/2023

Inspection 2 of 6

Installed: 9/24/2019

Warranty End: 9/24/2022

Agency: Comal County

County: Comal County

Mfg / Brand: - MAXX AIR

Sub: Valentie Bennett Survey

Treatment Type: Aerobic

Disposal: Surface Application

GPS Coordinates: Latitude: 29.6451 Longitude: -98.2502

**Service Type: Scheduled Inspection**

This counts as a type of "Scheduled Inspection"

**Entered By: Chris Zigalo**

**Visit Date: 1/19/2023**

Copy emailed to Customer

Customer Emailed: 1/20/2023

**Method: Grab**

**Technician: Chris Zigalo**

**Maint. Provider: Ryan Seidensticker**

**Aerators: Operational**

**Sludge Levels**

**Filters: Operational**

**For Tank 1: 12**

**Irrigation Pumps: Operational**

**For Tank 3: 4**

**Disinfection Device: Operational**

**Chlorine Supply: Operational**

**Chlorine Residual: .1**

**Electric Circuits: Operational**

**Tank Lid / Riser: Secured**

**Distribution System: Operational**

**Insp. Port / Plug: Secured**

**Sprayfield Veg: Operational**

**Alarm: Operational**

**Service Completed**

**Comments**

scum 0- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Inspection Port Plug was noted as Secured prior to leaving. - Copy emailed to the customer on 1/20/2023.

Site: 22157 Old Nacogdoches Road, New Braunfels, TX 78132

**Provider: *Christopher Ryan Seidensticker***  
***PS Septic Supply & Service***

License Info: MP0001708 Expires:

License Info: MT001878 Expires: 7/31/2023

# Luna Environmental

4222 FM 482

New Braunfels, TX 78132

(830) 312-8776

sherrie@lunaenvironmental.com

Printed:7/4/2023

**Permit: 109539**

Site: 22157 Old Nacogdoches Road, New Braunfels, TX 78132

Main Phone: 2103268046

## Ralph Marcantonio

22157 Old Nacogdoches Road

New Braunfels, TX 78132

Agency: Comal County

County: Comal County

Subdivision: Valentie Bennett Survey

System Info: MFG:            Brand: MAXX AIR

Customer ID: 2807

Treatment Type: Aerobic

Disposal Type: Surface Application

Insp ID: 29694

Installed: 9/24/2019

Warranty Expiration: 9/24/2022

Visit Details

**Visit Date: 6/27/2023**

Entered By: Nicole Loria

GPS Lat: 29.6451 GPS Long: -98.2502 <----->

Scheduled Date: 5/24/2023

Contract Starts: 9/24/2022

Customer Emailed: 7/4/2023

Entered On: 7/4/2023

Contract Ends: 9/24/2024

Visit Results

### Service Type: Scheduled Inspection

Count: Inspection 3 of 6

Method: Grab

License #

Expires

Technician: Wes Magley

Provider: Luna Environmental, LLC

Service Completed

Aerators: Operational

Sludge Level Tank 1: 13

Filters: Operational

Sludge Level Tank 2: N/A

Irrigation Pumps: Operational

Sludge Level Tank 3: Buried

Disinfection Device: Operational

Sludge Level Tank 4: Buried

Chlorine Supply: Operational

Chlorine Residual: Buried

Electric Circuits: Operational

Tank Lid / Riser: Secured

Distribution System: Operational

Insp. Port / Plug: Secured

Drip/Sprayfield Veg: Operational

Alarm: Operational

Comments

- Scum on pretreatment 1-tank 3,4, and chlorinator are buried- - Recommend installing risers to gain acces-call office for a quote 830-850-0080-  
sprayers appeared to be buried - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Inspection Port Plug was noted as Secured  
prior to leaving. - Copy emailed to the customer on 7/4/2023.